



**CALIFORNIA STATE  
PUBLIC WORKS BOARD**

**ARNOLD SCHWARZENEGGER, GOVERNOR**

**915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694**

## **AGENDA WITH ANALYSIS**

**NOTICE OF MEETING  
STATE PUBLIC WORKS BOARD  
Friday, March 13, 2009**

The **STATE PUBLIC WORKS BOARD** will meet on  
**Friday, March 13, 2009, at 10:00 a.m. in Room 113,  
State Capitol, Sacramento, California.**

In accordance with provisions of Section 11125 of the  
Government Code, a copy of the Agenda is attached.

Greg Rogers  
Administrative Secretary

Attachment

**STATE PUBLIC WORKS BOARD**

**Friday**

**March 13, 2009**

**10:00 a.m.**

**Room 113**

State Capitol

Sacramento, California

**I. Roll Call**

Michael C. Genest, Director, Department of Finance  
Will Bush, Director, Department of General Services  
Will Kempton, Director, Department of Transportation  
John Chiang, State Controller  
Bill Lockyer, State Treasurer

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Patrick W. Henning, Director, Employment Development Department  
(Advisory Member)

\* \* \* \* \*

Assembly Member, Legislative Advisor  
Assembly Member, Legislative Advisor  
Assembly Member, Legislative Advisor  
Senator, Darrell Steinberg, Legislative Advisor  
Senator, Denise Ducheny, Legislative Advisor  
Senator, Legislative Advisor

**II. Approval of minutes from the February 13, 2009 meeting**

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<b>BOND ITEM</b>
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**NONE**

## CONSENT ITEMS

### CONSENT ITEM—1

JUDICIAL COUNCIL OF CALIFORNIA (0250)  
ADMINISTRATIVE OFFICE OF THE COURTS (AOC)  
SUNNYVALE COURTHOUSE, SANTA CLARA COUNTY  
DGS Parcel No. 10552      AOC Facility Number 43-F1

*Authority: Trial Court Facilities Act of 2002, Chapter 1082, Statutes of 2002, commencing with Section 70301 of the Government Code, as amended.*

**Consider the acceptance of real property through a transfer of title**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

Administrative Office of the Courts  
Sunnyvale Courthouse  
AOC Facility Number 43-F1

#### Action Requested

**If approved, the requested action would authorize the acceptance of real property through a transfer of title.**

#### Scope

**This project is within scope.** The County of Santa Clara (County) is transferring fee title in and to the court facility commonly known as the Sunnyvale Courthouse, located at 605 West El Camino Real, Sunnyvale, California (Court Facility), to the State of California (State) on behalf of the Judicial Council of California (Council), Administrative Office of the Courts (AOC), pursuant to that certain Transfer Agreement Between the Council, AOC and the County for the Transfer of Responsibility and Title for Court Facility, dated September 23, 2008 (Transfer Agreement). The Court Facility consists of approximately 1.7 acres of real property improved with a three-story building, parking lot, and associated landscaping. Following the transfer of title, the AOC shall be responsible for the funding and operation of the Court Facility.

#### Funding and Costs verification

**This project is within cost.** The County shall not be entitled to compensation for any equity value in the square footage occupied by the Superior Court in the Court Facility pursuant to SB 1732 (Escutia), Chapter 1082, Statutes of 2002, Section 1(d)(6). After transfer of title, the County will continue to occupy the "County exclusive space" that it has been occupying and is not entitled to any compensation.

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on November 4, 2008, and the 35-day statute of limitations period expired on December 9, 2008, with no adverse comments.

#### Project Schedule

The anticipated date of close of escrow is March 5, 2009.

#### Condition of Property

Staff from the AOC's Office of Court Construction and Management conducted a site visit of the Court Facility on November 19, 2007, to assess the general condition of the property. The site visit entailed a tour of the facility and surrounding property including a review of the real property for apparent conditions that could adversely impact the habitability or safety of the property; identification of furnishings, fixtures, and equipment that the County will transfer and convey to the State along with the real property; and to identify any tenancies, encroachments, apparent easements, or other rights to occupy or use the property that might be vested in parties other than the County or the Court. The Office of Court Construction and Management concluded that the Court Facility did not contain any apparent hazards to the health and safety of the occupants or property.

#### Phase I

A Phase I report was completed on December 20, 2007, by Earth Tech, in accordance with the American Society for Testing and Materials Standard Practice for Environmental Site Assessments: Phase I. The Phase I includes an evaluation of significant environmental, health, and safety conditions impacting the interior and exterior of the Court Facility. In preparing the Phase I, a visual inspection of the Court Facility was performed to detect any apparent hazardous conditions in, on, or about the Court Facility, and the historical uses of the real property were reviewed. The Phase I found no recognized environmental conditions with respect to the subject site; however it did note the existence of three items of concern (IOCs). The IOCs identified include the possible existence of (1 & 2) lead-based paints and asbestos-containing materials due to the age of the facility; and (3) because the subject site was historically used as an orchard, the potential that residual pesticides may be present. The Phase I recommended the implementation of an Asbestos Management Plan and additional investigation and sampling to determine if lead based paints or pesticides are present at the site.

#### Seismic Safety Assessment of the Improvements

LW/Degenkolb Engineers, performed a Tier I seismic safety assessment of the building located in the Court Facility in June 2003, and inspected and evaluated the Court Facility for seismic safety in accordance with the method and criteria developed by the Department of General Services' Real Estate Services Division. This seismic evaluation of the Court Facility was then peer-reviewed by other qualified engineers. The building was determined to have a seismic safety rating of Level IV, as defined in the Risk Acceptability Table of the State Building Seismic Program, developed by the Division of State Architect, April 1994, which is an acceptable seismic safety rating for the transfer of the title to the Court Facility to the State under Government Code Section 70327.

Other:

- The AOC is not aware of any lawsuits pending concerning the property.
- The Transfer Agreement requires that delivery of title to the property will be free and clear of any mortgages or liens.
- The County Board of Supervisors approved the Transfer Agreement to transfer title and responsibility of the Court Facility to the State at its meeting on September 23, 2008.
- The AOC will grant the County the right of ingress, egress, and access to all parts of the Court Facility where any component or subcomponent of the County's telecommunications or information technology equipment is located for the County's continued use, operation, and maintenance.
- In accordance with SB1732, there is adequate parking for the Court Facility.
- There are no historic issues associated with the Court Facility.
- The County has agreed to indemnify the AOC against any known conditions that existed in, on, or under the real property during the period of their ownership.
- The phase I report indicates that it is likely that there are potential concerns for lead-based paint and asbestos containing materials in the building. Prior to any structural changes or renovations, appropriate local, state, and federal rules/regulations will be followed with respect to the handling and disposal of these materials.
- With respect to the use of pesticides on land prior to 1963 (year of building's construction), the only risk exposure would be to workers working with dirt for a prolonged period of time. As standard practice, prior to any AOC construction or earth work project, dirt control measures are in place as required by law to avoid potential exposure to any harmful IOC's found on the site.

**Staff Recommendation:**      **Authorize the acceptance of real property through a transfer of title.**

## CONSENT ITEMS

### CONSENT ITEM—2

DEPARTMENT OF GENERAL SERVICES (1760)  
DEPARTMENT OF FORESTRY AND FIRE PROTECTION (3540)  
SONORA FOREST FIRE STATION — RELOCATE FACILITY  
TUOLUMNE COUNTY

*Authority: Chapter 324, Statutes of 1998, Item 3540-301-0001 (26)  
Chapter 50, Statutes of 1999, Item 3540-301-0001 (33)  
Chapter 379, Statutes of 2002, Item 3540-301-0660 (14)  
Chapter 208, Statutes of 2004, Item 3540-301-0660 (4.5)*

Consider approval of an augmentation

**\$201,000**

**(5.7 percent total project)  
(18.6 percent cumulative)**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—2

Department of General Services  
Department of Forestry and Fire Protection  
Sonora Forest Fire Station – Relocate Facility  
Tuolumne County

#### Action Requested

**If approved, the requested action would approve an augmentation for this project.**

#### Scope Description

**The project is within scope.** The approved project authorizes the acquisition of a six-acre site and constructs a standard Calfire two-engine forest fire station. The station consists of the following: a 2,940 square foot (sf) barracks/messhall building (12 beds), a 1,990 sf apparatus building (1-office, 3-bays), a 1,000 sf wash rack, a 400 sf flammable storage building, a 1,900 sf division administration office, site work, utilities, paving, and all appurtenances. The construction of this facility is now complete.

#### Funding and Cost Verification

**This project is not within cost.** A total of \$3,525,000 has been appropriated for preliminary plans, working drawings, and construction for this project. However, Calfire is requesting an augmentation of \$201,000 (5.7 percent total project) to pay change orders and related costs for the project. This augmentation, combined with previous augmentations of \$455,135, will result in a cumulative augmentation of \$656,135 (18.6 percent total project). The augmentation consists of construction change orders associated with the fire alarm, telecommunications, a fuel tank retrofit, Tuolumne County road permits, and PG&E fees. In addition, \$65,000 will be used to pay designer fees and project management costs. Bonds for this project have been sold and sufficient funds are available to pay these costs.

This augmentation has been requested to fund project costs that have been incurred by the construction contractor, including changes to the telecommunication system, fire alarm system, and other minor related work, needed to complete the project, as well as county utility and PG&E fees. The contractor alleges that the previous project director, who is no longer employed with the state, verbally approved these changes. Although DGS has been unable to locate any written record of these approvals, DGS cannot be certain to what extent verbal direction was provided. Regardless, the contract specifically requires all contract changes to be approved in writing.

Although DGS recognizes that this request did not follow the state's process, DGS notes that the change performed by the contractor were necessary for the completion of the project and would have been routinely authorized if funding were available. Thus, DGS believes that the contractor should be reimbursed by the state for these costs. In addition, not paying these costs could negatively affect other contractors' willingness to do business with the state.

On February 18, 2009, Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and the Assembly Appropriations Committees of its intent to recommend that the Board approve this augmentation no sooner than 20 days from that date.

\$4,181,000	total estimated project costs
\$3,980,000	total authorized project costs: \$3,525,000 appropriations and \$455,000 previous augmentations
\$3,980,000	project costs previously allocated: \$322,000 acquisition, \$87,000 preliminary plans, \$207,000 working drawings, and \$3,364,000 construction ( \$2,777,000 contract, \$139,000 contingency, and \$448,000 A&E services)
\$ 201,000	project costs to be allocated: construction (\$142,000 contract, and \$69,000 A&E services)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on August 4, 2000, and the 30-day waiting period expired with no adverse comments.

#### Real Estate Due Diligence

The Department of General Services prepared a Summary of Conditions Memo on April 30, 2003, for this project and no significant issues were identified.

#### Project Schedule:

Approve preliminary plans	June 2002
Complete working drawings	October 2002
Complete construction	July 2008

**Staff Recommendation:      Approve augmentation.**



## CONSENT ITEMS

### CONSENT ITEM—3

DEPARTMENT OF PARKS AND RECREATION (3790)  
PRAIRIE CITY STATE VEHICULAR RECREATION AREA  
FOUR WHEEL DRIVE FACILITIES IMPROVEMENTS  
SACRAMENTO COUNTY

*Authority: Chapters 268 and 269, Statutes of 2008, Item 3790-301-0263 (1)*

**Consider approval of preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—3

Department of Parks and Recreation  
Prairie City State Vehicular Recreation Area, Sacramento County  
Four Wheel Drive Facilities Improvements

Action requested

**If approved, the requested action would approve preliminary plans.**

Scope Description

**This project is within scope.** This project will provide for improvements to the existing Four-Wheel Drive (4x4) area at Prairie City SVRA that includes (4) picnic sites each with a CXT-type vault toilet or flush toilet, a shade ramada for group gatherings, irrigated turf and trees, graveled staging and parking areas and roads to provide all weather access, mass tree plantings for shade and buffer of adjacent private lands, water distribution system, fences, and signage.

#### Funding and Cost Verification

**This project is within cost.** Chapters 268 and 269, Budget Act of 2008, Item 3790-301-0263 has appropriated \$150,000 for preliminary plans and working drawings for the Prairie City SVRA four wheel drive facilities improvements project. The Department of Parks and Recreation (Parks) has indicated that a number of issues specific to the construction phase could increase that phase's total cost by approximately \$155,000, or 6.9 percent of the total project cost. Given the uncertainties surrounding the construction market, it would be premature to recognize this deficit. Furthermore, Parks is being directed to keep the project within cost, and no anticipated deficit will be recognized at this time.

\$2,229,000    previously estimated project cost

\$2,229,000    total estimated project costs

\$    50,000    project costs previously allocated: preliminary plans

\$2,179,000    project costs to be allocated: \$100,000 working drawings, \$2,079,000 construction (\$1,405,000 contract, \$70,000 contingency, \$55,000 A&E costs, \$39,000 agency retained items), and \$510,000 equipment

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on June 13, 2008, and the waiting period expired on July 14, 2008, with no adverse comments.

#### Real Estate Due Diligence

##### Project Schedule:

Approve preliminary plans	March 2009
Complete working drawings	October 2009
Complete construction	September 2010

**Staff Recommendation:    Approve preliminary plans.**

## CONSENT ITEMS

### CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
MULE CREEK STATE PRISON  
WASTEWATER TREATMENT PLANT IMPROVEMENTS  
IONE, AMADOR COUNTY

*Authority: Chapters 171 and 172, Statutes of 2007, Item 5225-301-0001(14)  
Chapters 268 and 269, Statutes of 2008, Item 5225-301-0001(14)*

#### Consider:

- a. approval of preliminary plans
  - b. approval of an augmentation \$84,000
- (9.0 percent of total project)

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation  
Mule Creek State Prison, Wastewater Treatment Plant Improvements  
Ione, Amador County

#### Action Requested

**If approved, the requested action would approve preliminary plans and an augmentation.**

#### Scope Description

**This project is within scope.** The authorized scope of this project includes modifying the existing mixed liquor splitter box to accommodate an additional secondary clarifier and construction of an additional secondary clarifier, a new chlorine contact basin, a disinfected secondary effluent pump station, electrical improvements, and a staff services building. These improvements will help enable Mule Creek State Prison to comply with its wastewater discharge permit requirements, provide more efficient and effective wastewater treatment plant operations, and add the capability of taking a secondary clarifier off-line to perform preventive maintenance.

#### Funding and Cost Verification

**This project is not within cost.** The Statutes of 2007 and 2008, respectively, provide \$932,000 for (\$390,000) preliminary plans and (\$542,000) working drawings for this project. The initial estimate for preliminary plans funding underestimated the number of hours necessary to complete preliminary plans for this project. Consequently, in order to remain within the preliminary plans appropriation some of the drawings typically completed during preliminary plans have not yet been completed and this work is being shifted into the working drawings phase. CDCR estimates that it will cost an additional \$84,000 to complete these drawings and requests an augmentation to the working drawings phase of this project to complete this work.

\$ 932,000	total authorized project cost
\$7,165,000	total estimated project cost
\$ 932,000	project costs previously allocated: \$390,000 preliminary plans, and \$542,000 working drawings
\$5,620,000	project costs to be allocated: construction (\$4,112,000 contract, \$288,000 contingency, \$537,000 A&E, \$544,000 other project costs, and \$139,000 agency retained items)
\$ 84,000	requested augmentation: working drawings
\$ 529,000	anticipated deficit: construction (\$477,000 contract, \$33,000 contingency, -\$3,000 A&E, \$24,000 other project costs, and -\$2,000 agency retained items)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on August 15, 2008, and the statute of limitations expired on September 19, 2008, without adverse comment.

#### Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on February 18, 2009, and it is noted that no significant issues were identified.

#### Project Schedule:

Approve preliminary plans	March 2009
Complete working drawings	August 2009
Complete construction	March 2011

**Staff Recommendation: Approve preliminary plans and an augmentation.**

## CONSENT ITEMS

### CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
SALINAS VALLEY STATE PRISON  
INTERMEDIATE CARE FACILITY TREATMENT SPACE  
SOLEDAD, MONTEREY COUNTY

*Authority: Chapters 268 and 269, Statutes of 2008, Item 5225-301-0001(18)*

#### Consider:

- a. recognition of project termination
- b. approval of a reversion \$392,000

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation  
Salinas Valley State Prison, Intermediate Care Facility Treatment Space  
Soledad, Monterey County

#### Action Requested

**If approved, the requested action would recognize project termination and approve a reversion.**

#### Scope Description

**This project is not within scope.** The approved scope includes converting unused dining room space between housing units D5 and D6 into six group therapy rooms. The Department of Corrections and Rehabilitation (CDCR) converted housing Units D5 and D6 into temporary Intermediate Care Facility (ICF) housing as directed by order of the *Coleman* Court. This project was initiated to provide the treatment space necessary to support the ICF population currently housed in units D5 and D6. However, this treatment space is only needed temporarily, until permanent ICF housing and treatment space is established elsewhere in the CDCR prison system. It has been determined this temporary space need can be met by leasing modular buildings.

In addition to being a more appropriate solution for a temporary need, leasing modular buildings will be a quicker and less expensive project delivery method. The funding necessary to initiate this modular buildings project will be redirected from within CDCR's existing resources. In addition, this project will have a future impact on CDCR's support budget for an annual lease cost of approximately \$487,000 per year for a three year period. It is anticipated this additional lease cost will begin being incurred in 2010-11. Any additional funding necessary to support these future lease costs may be requested in future budgets as determined appropriate.

On January 26, 2009, Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recommend recognizing this scope change to the Board no sooner than 20 days from that date.

#### Funding and Cost Verification

**This project is within cost.** The Statutes of 2008 appropriated \$399,000 General Fund for preliminary plans and working drawings for this project. The estimated future construction costs would be \$1,302,000. CDCR has expended \$6,590 to date and requests reversion of the remaining balance of \$392,410 as a result of project termination.

\$399,000	total authorized project cost
\$ 7,000	total estimated project cost
\$399,000	project costs previously allocated: \$222,000 preliminary plans and \$177,000 working drawings
\$392,000	funds to be reverted

#### CEQA

It was determined this project should be terminated prior to any CEQA documentation being completed.

#### Real Estate Due Diligence

It was determined this project should be terminated prior to any real estate due diligence documentation being completed.

#### Project Schedule

It was determined this project should be terminated prior to the completion of preliminary plans. No additional work will be completed on this project.

**Staff Recommendation: Recognize project termination and reversion.**

## CONSENT ITEMS

### CONSENT ITEM—6

UNIVERSITY OF CALIFORNIA (6440)  
BERKELEY CAMPUS  
BIOMEDICAL AND HEALTH SCIENCES BUILDING STEP 2  
ALAMEDA COUNTY

*Authority: Chapters 268 and 269, Statutes of 2008, Item 6440-301-0660 (1)*

**Consider approval of preliminary plans**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—6

University of California, Berkeley  
Alameda County  
Biomedical and Health Sciences Building Step 2

Action requested

**If approved, the requested action would approve preliminary plans.**

Scope Description

**This project is within scope.** The Biomedical and Health Sciences Building Project Step 2 is the second phase of a four-phase construction project designed to facilitate interactive, multidisciplinary research into the molecular mechanisms of human disease. A new building of 204,650 outside gross square feet (ogsf), to be constructed on the former site of Warren Hall, will support five areas of research: infectious disease, cancer biology, stem cell biology and gene regulation, neuroscience and computational biology. Steps 1, 3 and 4 are funded from non-State sources; Step 2 is the only State-funded phase of the building project and the subject of this requested action.

Step 1 includes demolition of the existing Warren Hall and construction of the building shell and core building infrastructure systems; Step 2 will complete 54,430 assignable square feet (90,717 gross square feet) on the basement, first and fifth floors, providing wet and computational research laboratories and laboratory service functions, core research support facilities, instructional laboratories and service space, vivarium space, imaging facilities, academic and

administrative offices, and building operations functions; Step 3 will build out lab and office space on the third and fourth floors to house a new Center for Stem Cell Research, and Step 4 will build out the remaining space on the first and second floors, providing faculty research labs, instructional, office and meeting space and a 299-seat auditorium.

#### Funding and Project Cost Verification for Step 2

**This project is within cost.** Total project costs for Step 2 is \$52.7 million in state funds, and UC staff report that total funding plan for Steps 1, 3 and 4 would total \$211.2 million, comprised of UC campus funds, external financing, gifts and grants.

\$ 52,700,000 total authorized project costs (State lease revenue bonds)

\$ 55,700,000 total estimated project costs

\$ 0 project costs previously allocated

\$ 55,700,000 project costs to be allocated: preliminary plans \$1,200,000, working drawings \$2,000,000, construction \$49,500,000 (State lease revenue bonds); equipment \$3,000,000 (campus funds)

#### CEQA

The University certifies that the project is in compliance with the requirements of CEQA. An Addendum to the 2020 UC Berkeley Long Range Development Plan was certified on May 15, 2007, and a Notice of Determination was filed with the State Clearing House on May 17, 2007.

#### Due Diligence

The University has completed its due diligence review and concluded that there are no exceptions identified during the course of their investigation that would adversely impact the quiet enjoyment of the project area. Review by the Department of General Services (or alternate approved service provider) is pending.

#### Project Schedule for Step 2

Approve preliminary plans	March 2009
Approve working drawings	May 2009
Complete construction	June 2011 (Step 2)

#### Project Schedule for Full Build-Out (Steps 1 through 4)

Step 1 is under construction. Working drawings for Step 3 are nearing completion. Construction completion for the full build-out of the project is expected in December 2011.

#### Other

Provision 5 of Item 6440-301-0660, Chapters 268 and 269, Statutes of 2008 requires UC to provide a complete funding plan for the full build-out of the Biomedical and Health Sciences Building project (Steps 1 through 4) before the Board could authorize interim financing for Step 2 of the project. The complete funding plan is under review, and this action would allow UC to proceed with the design phase with the recognition that the corresponding reimbursement resolution would be brought for SPWB approval in the future. In addition, this action is necessary to prevent the loss of \$17 million in grant funds that is contingent on the project staying on schedule.

**Staff Recommendation:**                      **Approve preliminary plans for Step 2.**



## CONSENT ITEMS

### CONSENT ITEM—7

DEPARTMENT OF VETERANS AFFAIRS (8955)  
FRESNO VETERANS HOME  
FRESNO COUNTY

*Authority:* Government Code Sections 15819.60, 15819.65, and 15819.70

**Consider the reestablishment of project scope and cost** **\$158,633,000**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—7

Department of Veterans Affairs  
Fresno Veterans Home  
Fresno County

Action Requested

**If approved, the requested action would reestablish scope and cost.**

Scope Description

This project will design and construct a 239,000 gross square foot residential care facility (the Home) for 300 beds on approximately 26.22 acres of state-owned land along California Street in the City of Fresno. The Home will provide various levels of care services for California veterans and/or their spouses, including skilled nursing (SNF), residential care for the elderly (RCFE) and memory care (MC). Further, this project intends to utilize the design-build delivery method. Site improvements include access roads, surface parking, and landscaping.

### Funding and Project Cost Verification

This project is funded through two sources: lease-revenue bonds authorized in Government Code Section 15819.65 and 15819.70, and the federal State Home Construction Grant Program. Currently it is estimated that the state will fund 40 percent and the federal grant will fund 60 percent of the project costs. However, the current federal commitment is \$92.6 million. While this commitment is low, we anticipate that as the project progresses and updated project cost estimates are provided to the State Home Construction Grant Program that the federal commitment will rise to the level reflected below.

\$165,491,000	total authorized project costs
\$164,491,000	total estimated project cost (\$63,453,000 Public Buildings Construction Fund, \$95,180,000 State Home Construction Grant Program)
\$ 4,343,000	project costs previously allocated: \$77,000 due diligence and environmental review during acquisition of the project site, \$4,266,000 performance criteria and request for proposal
\$160,148,000	project costs to be allocated: \$121,655,000 design/build contract (\$111,718,000 construction, \$9,099,000 indirect costs), \$6,083,000 contingency, \$4,297,000 A&E, \$8,937,000 agency retained and \$13,318,000 other project costs.

### CEQA

The project will require compliance with CEQA.

### Real Estate Due Diligence

A due diligence letter was provided on September 21, 2007. Nothing was identified that would adversely impact the project.

### Project Schedule:

Approve performance criteria	March 2009
Issue design-build proposal	April 2009
Award design-build contract	November 2009
Complete construction	February 2012

### Other:

- In the event that bonds cannot be sold, DVA acknowledges that it shall commit a sufficient portion of its support appropriation to repay all interim financing costs incurred on the project.
- Government Code Section 15819.60 authorizes the construction of new veterans homes in the Greater Los Angeles and Ventura Counties (GLAVC), Shasta County, and Fresno County, and authorizes the utilization of the design-build construction procurement process in Fresno and Shasta counties.
- Government Code Section 15819.65 authorizes \$162 million from the Public Building Construction Fund for the construction of new veterans homes in the GLAVC, Shasta County, and Fresno County.
- Government Code Section 15819.70 authorizes an additional \$30 million lease revenue authority for the Redding and Fresno veterans home projects, thereby providing adequate authority to fund the anticipated state share of costs, and authorizes the state to begin construction prior to the receipt of federal funds should there be a commitment, but no available funds.

- This action supersedes the scope and cost established at the April 2007 State Public Works Board meeting, in which project cost was set at \$144,706,000 and the scope was set to conform to federal space standards except for additional dining space. The current scope is more in line with new concepts in veterans home design that will provide greater independence and a less institutional setting for its residents.

**Staff Recommendation:     Reestablish scope and cost.**

## CONSENT ITEMS

### CONSENT ITEM—8

DEPARTMENT OF VETERANS AFFAIRS (8955)  
REDDING VETERANS HOME  
SHASTA COUNTY

*Authority: Government Code Sections 15819.60, 15819.65, and 15819.70*

**Consider the reestablishment of project scope and cost**

**\$91,416,000**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—8

Department of Veterans Affairs  
Redding Veterans Home  
Shasta County

Action Requested

**If approved, the requested action would reestablish scope and cost.**

Scope Description

This project will design and construct a 127,000 gross square foot residential care facility (the Home) for 150 beds on approximately 26 acres of state-owned land along Knighton Road in the City of Redding. The Home will provide various levels of care services for California veterans and/or their spouses, including skilled nursing (SNF), residential care for the elderly (RCFE) and memory care (MC). Site improvements include access roads, surface parking and landscaping.

#### Funding and Project Cost Verification

This project is funded through two sources: lease-revenue bonds authorized in Government Code Section 15819.65 and 15819.70, and the federal State Home Construction Grant Program. Currently it is estimated that the State will fund 40 percent and the federal grant will fund 60 percent of the project costs. However, the current federal commitment is \$47.4 million. While this commitment is low, we anticipate that as the project progresses and updated project cost estimates are provided to the State Home Construction Grant Program that the federal commitment will rise to the level reflected below.

\$94,642,000	total authorized project costs
\$94,642,000	total estimated project costs (\$36,566,000 Public Buildings Construction Funds, \$54,850,000 State Home Construction Grant Program)
\$ 2,702,000	project costs previously allocated: \$57,000 due diligence and environmental review during acquisition of the project site; \$2,645,000 performance criteria and request for proposal
\$88,714,000	project costs to be allocated: \$66,549,000 design/build contract (\$60,879,000 construction, \$5,670,000 indirect costs), \$3,328,000 contingency, \$5,041,000 A&E, \$4,812,000 agency retained and \$8,984,000 other project costs.

#### CEQA

The project will require compliance with CEQA.

#### Real Estate Due Diligence

A due diligence letter was provided on October 5, 2007. Nothing was identified that would adversely impact the project.

#### Project Schedule:

Approve performance criteria	June 2009
Award design-build contract	January 2010
Complete construction	December 2011

#### Other:

- In the event that bonds cannot be sold, DVA acknowledges that it shall commit a sufficient portion of its support appropriation to repay all interim financing costs incurred on the project.
- Government Code Section 15819.60 authorizes the construction of new veterans homes in the Greater Los Angeles and Ventura Counties (GLAVC), Shasta County, and Fresno County, and authorizes the utilization of the design-build construction procurement process in Fresno and Shasta counties.
- Government Code Section 15819.65 authorizes \$162 million from the Public Building Construction Fund for the construction of new veterans homes in the GLAVC, Shasta County, and Fresno County.

Other: (continued)

- Government Code Section 15819.70 authorizes an additional \$30 million lease revenue authority for the Redding and Fresno veterans home projects, thereby providing adequate authority to fund the anticipated state share of costs, and authorizes the state to begin construction prior to the receipt of federal funds should there be a commitment, but no available funds.
- This action supersedes the scope and cost established at the April 2007 State Public Works Board meeting, in which project cost was set at \$77,268,000 and the scope was set to conform to federal space standards except for additional dining space. The current scope is more in line with new concepts in veterans home design that will provide greater independence and a less institutional setting for its residents.

**Staff Recommendation:     Reestablish scope and cost.**

## ACTION ITEMS

### ACTION ITEM—1

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
RICHARD J. DONOVAN CORRECTIONAL FACILITY  
UPGRADE SEWAGE GRINDER SYSTEM  
SAN DIEGO, SAN DIEGO COUNTY

*Authority:* Section 28(a) of Chapter 7, Statutes of 2007

#### Consider:

- a. approval of preliminary plans
- b. recognition of a scope change
- c. approval of increased cost within appropriation

## ACTION ITEMS

### STAFF ANALYSIS ITEM—1

Department of Corrections and Rehabilitation  
Richard J. Donovan Correctional Facility, Upgrade Sewage Grinder System  
San Diego, San Diego County

#### Action Requested

**If approved, the requested action would approve preliminary plans, recognize a scope change, and approve increased cost within appropriation.**

#### Scope Description

**This project is not within scope.** At its September 12, 2008 meeting, the Board established the scope, cost and schedule for this project as described in a notification letter sent to the Legislature on August 14, 2008. The authorized scope of this project currently includes rerouting a portion of the existing sewer line to and from a new grinding system, construction of a concrete pit to house the new grinding system, and installation of a new sewage grinding system to pulverize, screen and remove solids from Richard J. Donovan Correctional Facility's waste discharge.

The Department of Corrections and Rehabilitation (CDCR) requests a scope change to add an access road to the scope of this project. The existing system does not produce solid waste so an access road was previously unnecessary. The proposed access road will be approximately 12 feet wide and 500 feet long and it is necessary to enable service trucks to collect and transport solid waste generated by the new sewage grinders to an offsite location. Preliminary plans have been completed for this project and CDCR indicates that they will not need to be altered to facilitate this scope change. Rather, this scope change item will be incorporated into the working drawings.

On February 23, 2009, Finance notified the chairs of the Joint Legislative Budget, the Senate Appropriations, and Assembly Appropriations Committees of its intent to recommend recognizing this scope change to the Board contingent on expiration of the 20-day notice period on March 15, 2009, without adverse comment.

#### Funding and Cost Verification

**This project is not within cost.** The Board action taken on September 12, 2008, to establish the scope, cost, and schedule for this project included allocating \$2,237,000 General Fund from the appropriation made in Section 28(a) of Chapter 7, Statutes of 2007 (AB 900) for design and construction of this project. The estimated cost associated with this scope change is \$78,000. This cost will be funded by an increase to the amount allocated for this project from the General Fund appropriation in AB 900.

\$2,237,000 total authorized project cost

\$2,315,000 total estimated project cost

\$2,237,000 project costs previously allocated: \$183,000 preliminary plans, \$100,000 working drawings, \$1,954,000 construction (\$1,586,000 contract, \$128,000 contingency, \$189,000 other project costs, and \$51,000 agency retained items)

\$ 78,000 requested increased cost within appropriation: construction (\$68,000 contract, \$5,000 contingency, and \$5,000 other project costs)

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on July 22, 2008, and the statute of limitations expired on August 26, 2008, without adverse comment.

#### Real Estate Due Diligence

The Department of General Services completed a Summary of Conditions Letter for this project on September 29, 2008, and it is noted that no significant issues were identified.

#### Project Schedule

Approve preliminary plans	March 2009
Approve working drawings	June 2009
Complete construction	March 2010

**Staff Recommendation:** **Approve preliminary plans, recognize a scope change, and approve increased cost within appropriation contingent on expiration of the 20-day notification period without adverse Legislative comments.**



## ACTION ITEMS

### ACTION ITEM—2

**CALIFORNIA COMMUNITY COLLEGES (6870)**  
**SANTA BARBARA COMMUNITY COLLEGE DISTRICT, HIGH TECHNOLOGY CENTER**  
**SANTA BARBARA CITY COLLEGE, SANTA BARBARA COUNTY**

*Authority: Chapter 208, Statutes of 2004, item 6870-301-6041 (53),  
as reappropriated by the Budget Act of 2005,  
as reappropriated by the Budget Act of 2006,  
Chapters 171 and 172, Statutes of 2007, Item 6870-301-6049 (40),  
as reappropriated by the Budget Act of 2008*

**Consider:**

- a. recognition of a scope change
- b. approval of preliminary plans

## ACTION ITEMS

### STAFF ANALYSIS ITEM—2

Item Pulled

**OTHER BUSINESS**

**NONE**

**REPORTABLES**

To be presented at the meeting.